

March 13, 2013

ITEM NO. C3

AUTHORIZATION TO EXECUTE AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENTS CONTRACT FOR HOPE MANOR II

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached Resolution authorizing the Chief Executive Officer or his designee to 1) execute an Agreement to enter into a Housing Assistance Payments Contract for Hope Manor II.; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

CORPORATE GOAL

The purpose of this contract is to create more affordable housing opportunities for families in healthy and revitalizing neighborhoods by providing Property Rental Assistance (PRA) for seventy three (73) apartments detailed below.

FUNDING: Housing Choice Voucher Program

PROPERTY SUMMARY

Development Name	Community / Ward / Alderman	Developer / Owner	Target Population	PRA Units	Total Units
Hope Manor II	Englewood; 16 th Ward; Jo Ann Thompson	Volunteers of America	Veterans & Veteran Families	73	73

CONTRACT SUMMARY

Development Name	Funding	Contract Term	Contract Type	Initial Max Contract	Total Max Contract	Application Received
Hope Manor II	HCV Program	30 Years	AHAP/HAP Contract	\$940,644/year Studios: \$790 1-BRs: \$904 2-BRs: \$1016 3-BRs: \$1242 4-BRs: \$1403	\$28,219,320 (30 years)	March, 2011 to coincide w/ IHDA Tax Credit round & updated in Sept. 2012 to receive additional IHDA funds

BACKGROUND

Waiting List / Occupancy Process

It is the intent of the owner/manager of this property to lease all of the units to eligible persons from CHA's waiting lists. Eligibility for the property includes being a Veteran, or having a family member who is a Veteran, and is interested in receiving supportive services. To

accomplish this CHA will utilize a cross-referenced list of Central Referral System (CRS) applicants and CHA applicants who have identified themselves as Veterans. CHA will also make referrals from its Public Housing and HCV waiting lists as well as families whose right of return under the Relocation Rights Contract has not been satisfied who have identified themselves or a family member as having served in the military. The CHA waiting list of Veteran applicants will be exhausted prior to utilization of a site based waiting list.

Hope Manor II

Hope Manor II Apartments is the new construction of 73 units on vacant City-owned land at 6002 S. Halsted in the Englewood community. The City will convey the land to Volunteers of America (VOA) at closing. The development will be supportive housing for homeless and disabled Veterans including families with children and individuals. Building amenities will include a fitness room, computer center, community lounges, meeting rooms, laundry facilities, security cameras, on-site supportive services offices, outdoor community space and play lot, plus on-site parking.

VOA is a national organization that was established in 1896 to help the most vulnerable people in need of comprehensive supportive services living in the nation's communities. VOA provides an array of programs designed to strengthen families, promote safety and well-being in children, and empower families and individuals to transform their lives. VOA provides services to more than 1,000 people each year including children in foster care, frail elderly, mothers returning home from prison and Veterans who are struggling or in crisis. VOA has been a national leader in providing services to Veterans for over 30 years and currently serves more than 7,500 Veterans daily in more than 50 Veteran specific programs throughout the country. Construction is expected to begin in April, 2013 and be ready for occupancy in October, 2014. VOA also developed and currently operates Hope Manor I, which contains 50 total units, 30 of which are PRA. Hope Manor I was completed in 2012 and is now fully leased.

Conclusion

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The Acting Chief Housing Officer concurs with the recommendation to execute an Agreement to enter into a Housing Assistance Payments contract for Hope Manor II.

The CEO/President recommends the approval to execute an Agreement to enter into Housing Assistance Payments contract for Hope Manor II.

RESOLUTION 2013-CHA-20

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 13, 2013, requesting authorization to execute an Agreement to enter into a Housing Assistance Payments contract for Hope Manor II;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to enter into a Housing Assistance Payments Contract for Hope Manor II; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

